

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02047
Shadow Pines 3rd Addition

DATE: December 20, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: January 8, 2003

PROPOSAL: A final plat consisting of 16 residential lots.

LAND AREA: 1.55 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 1, Shadow Pines Addition, located in the SW 1/4 of Section 16, Township 9 North, Range 7 east of the 6th P.M., Lancaster County, Nebraska.

LOCATION: S. 56th & Shadow Pines Dr.

APPLICANT: Canyon Homes, L.L.C.
P.O. Box 6698
Lincoln, NE 68506

OWNER: same as applicant

CONTACT: Brian Carstens
Brian D. Carstens and Associates
601 Old Cheney Rd. Suite C
Lincoln, NE 68512

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential
South: R-3 Residential
East: R-3 residential
West: R-3 Residential

HISTORY:

November 18, 2002	Shadow Pines Special Permit #1691C for a Community Unit Plan(CUP) was approved by City Council
May 1, 2000	Shadow Pines Special Permit #1691B (CUP) was approved by City Council
June 29, 1998	Shadow Pines Special Permit #1691A(CUP) was approved by City Council
November 17, 1997	Shadow Pines Preliminary Plat and Special Permit #1691(CUP) was approved by City Council

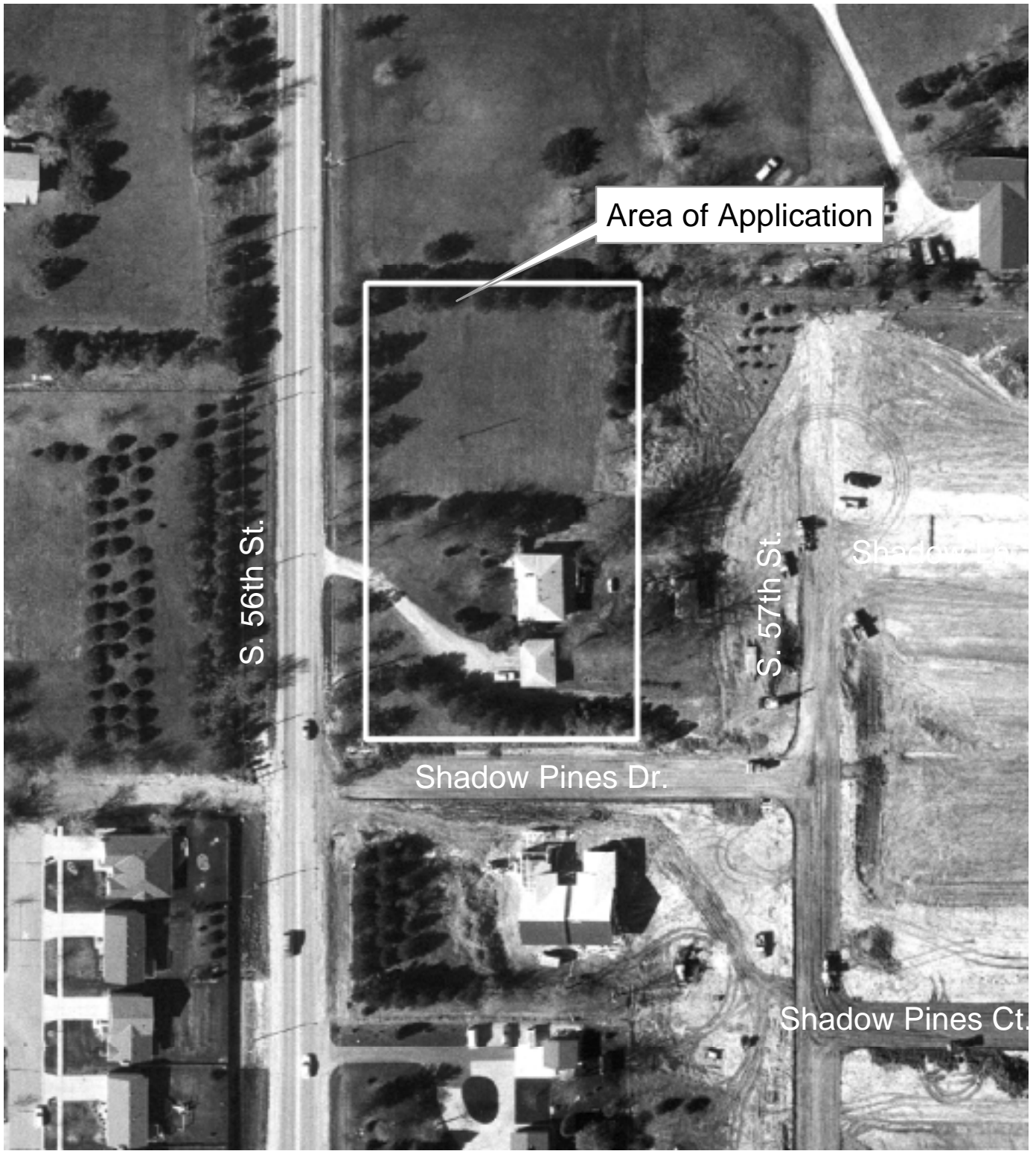
UTILITIES: Available

TRAFFIC ANALYSIS: S.56th St is classified as a principal arterial. Shadow Pines Place and Shadow Pines Dr. are local streets.

ANALYSIS:

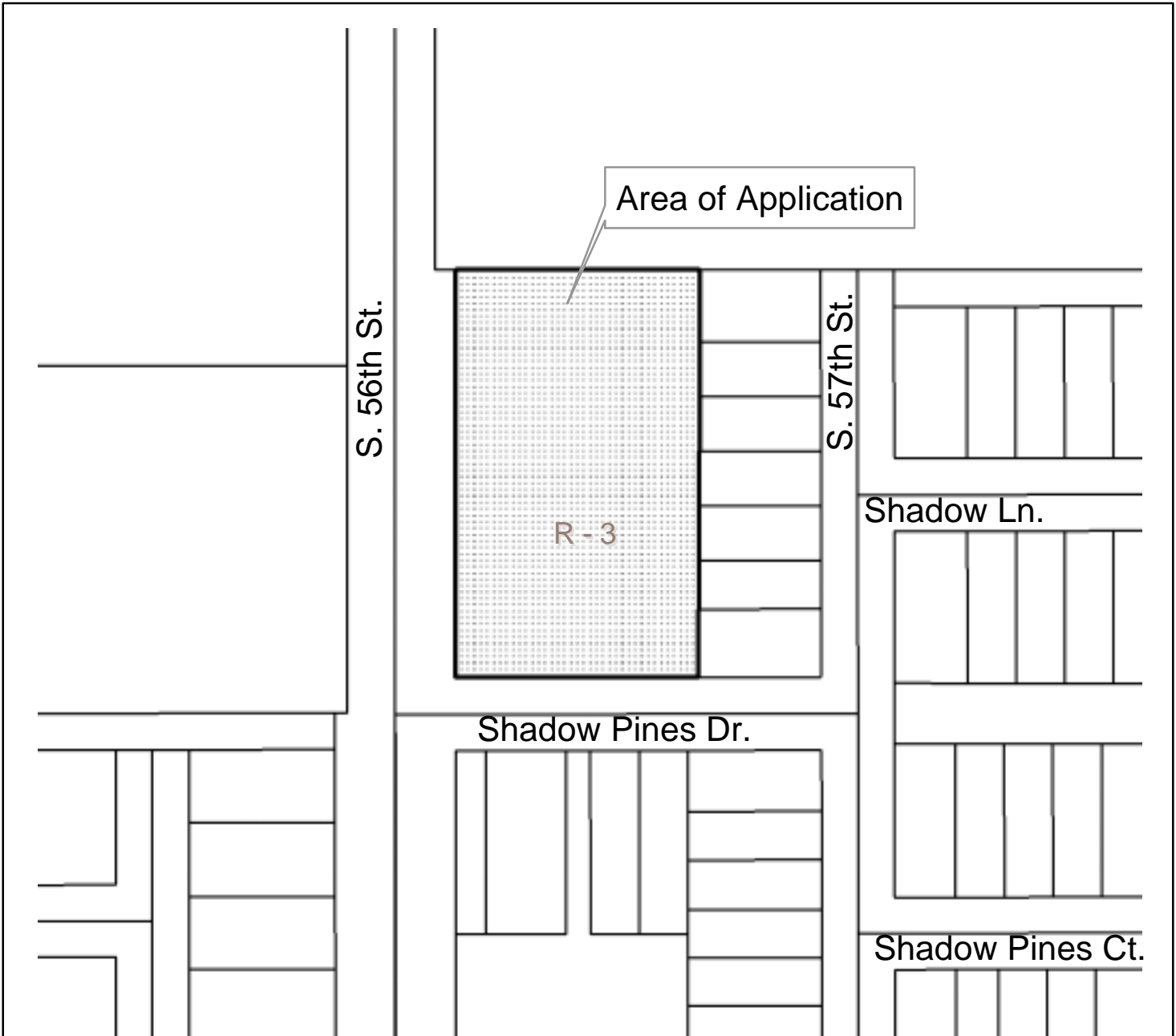
1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner



Final Plat #02047
Shadow Pines 3rd Add
S. 56th & Shadow Pines Dr.

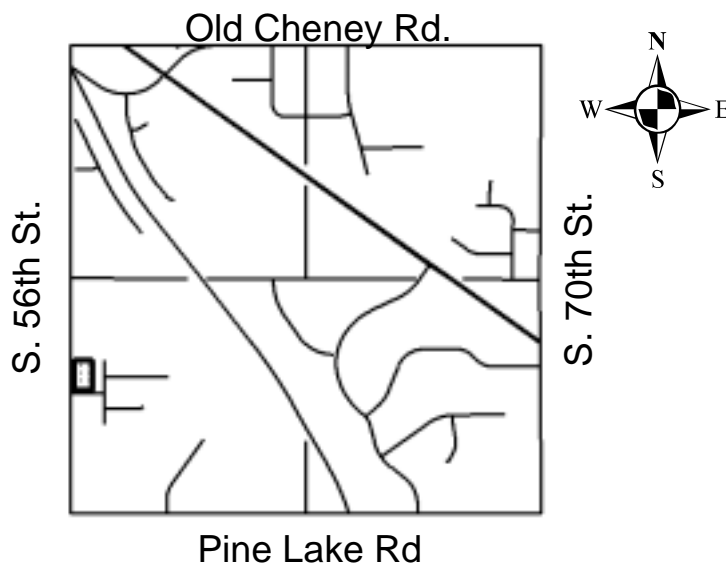
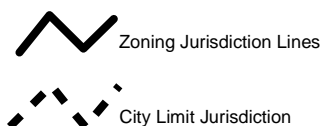




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S. 56th & Shadow Pines Dr.
Zoning:

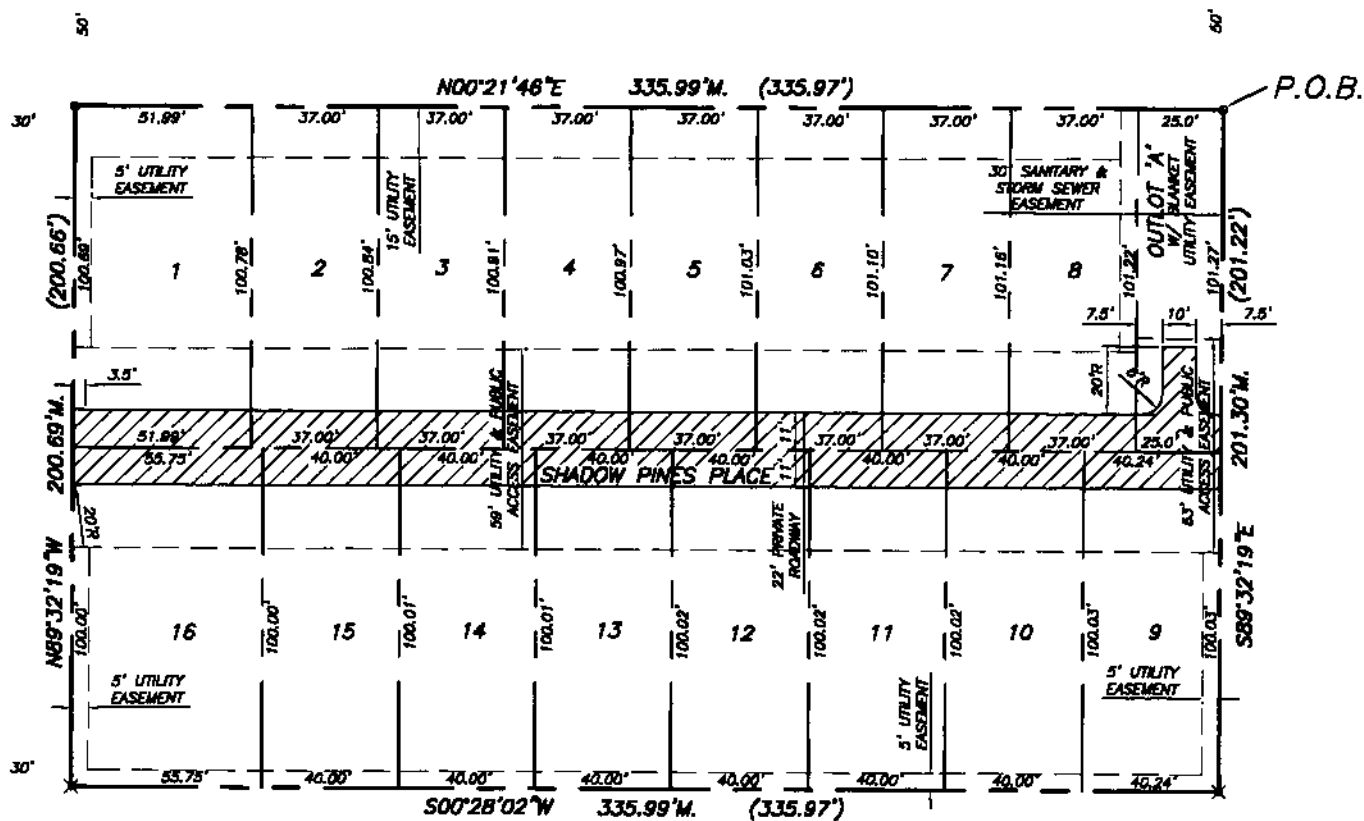
One Square Mile
 Sec. 16 T9N R7E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



**FINAL PLAT
BASED ON PRELIMINARY PLAT #98010**

SHADOW PINES DRIVE



* = Found 3/4" Iron Pipe
 @ = Found 7/8" Rebar in Hand Hole
 X = Found 3/4" Rebar
 • = Found 1" Iron Pipe
 ○ = Found 7/8" Smooth Pin
 M. = Measured Distance
 P. = Plotted Distance

